



**Planning Commission
September 11, 2012 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX. 78701**

Dave Anderson - Chiar
Danette Chimenti – Vice-Chair
Richard Hatfield
Alfonso Hernandez - Parliamentarian
Jeff Jack – Ex-Officio

Howard Lazarus – Ex-Officio
James Nortey
Stephen Oliver
Brian Roark
Myron Smith
Jean Stevens – Secretary

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes for August 28, 2012.

C. PUBLIC HEARING

1. Briefing:

Request: Staff briefing on the Land Development Revision process.
Staff: Garner Stoll, 974-2397, garner.stoll@austintexas.gov;
George Adams, 974-2146, george.adams@austintexas.gov;
Planning and Development Review Department

2. Plan Amendment:

NPA-2011-0025.02 - Landscape Resources

Location: 7401 Old Bee Caves Road, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA
Owner/Applicant: WEAPSA, L.L.C.
Agent: Thrower Design (A. Ron Thrower)
Request: Mixed Residential to Neighborhood Mixed Use, as amended
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov;
Planning and Development Review Department

3. Plan Amendment:

NPA-2012-0018.01 - Texas State Troopers Zoning

Location: 826 Houston St. and 5536-5540 N. Lamar Blvd., Waller Creek Watershed, Brentwood NPA
Owner/Applicant: Texas State Troopers Association (Claude Hart)
Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
Request: Mixed Use to Multifamily
Staff Rec.: **Recommended. Postponement request by Brentwood Planning Contact Team to September 25, 2012. Supported by applicant.**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov;
Planning and Development Review Department

4. Rezoning:

C14-2012-0053 - Texas State Troopers Rezoning

Location: 826 Houston Street and 5536-5540 N. Lamar Blvd., Waller Creek Watershed, Brentwood NPA
Owner/Applicant: Texas State Troopers (Claude Hart)
Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
Request: CS-1-MU-V-CO-NP, CS-MU-V-CO-NP & CS-MU-CO-NP to MF-6-NP
Staff Rec.: **Pending. Postponement request by the Brentwood Planning Contact Team to September 25, 2012. Supported by Applicant.**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department

- 5. Plan Amendment: NPA-2012-0018.02 - George Shia**
 Location: 828, 836, 900 & 902 Houston Street & 5527 Sunshine Drive, Waller Creek Watershed, Brentwood NPA
 Owner/Applicant: George Shia
 Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
 Request: Higher Density Single Family and Mixed Use/Office to Multifamily
 Staff Rec.: **Recommended. Postponement request by Brentwood Planning Contact Team to September 25, 2012. Supported by applicant.**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department
- 6. Rezoning: C14-2012-0052 - George Shia Zoning #1**
 Location: 828, 836, 900 & 902 Houston Street, Waller Creek Watershed, Brentwood NPA
 Owner/Applicant: George Shia
 Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
 Request: SF-6-NP to MF-6-NP
 Staff Rec.: **Pending. Postponement request by the Brentwood Planning Contact Team to September 25, 2012. Supported by Applicant.**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department
- 7. Rezoning: C14-2012-0054 - George Shia Zoning #2**
 Location: 5527 Sunshine Drive, Waller Creek Watershed, Brentwood NPA
 Owner/Applicant: George Shia
 Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
 Request: LO-MU-NP to MF-6-NP
 Staff Rec.: **Pending. Postponement request by the Brentwood Planning Contact Team to September 25, 2012. Supported by Applicant.**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

- 8. Plan Amendment: NPA-2012-0013.02 - 900 S. 1st Street**
 Location: 900, 904 & 908 S. 2nd Street, 1000 & 1002 S. 2nd Street, 705 Christopher Street and Christopher Street (Lots 4-7, Blk. 2, Oak Cliff Addn. 0.553 acres), East Bouldin Creek Watershed, Bouldin Creek NPA
 Owner/Applicant: Margaret Quadlander/J. Ryan Diepenbrock
 Agent: J. Ryan Diepenbrock
 Request: Mixed Use and Single Family to Higher Density Single Family
 Staff Rec.: **Not Recommended; Applicant has requested an Indefinite Postponement**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department
- 9. Rezoning: C14-2012-0031 - 900 S. 1st Street (Part 1)**
 Location: 900-908 S. 2nd Street & Unaddressed Christopher Street, East Bouldin Creek Watershed, Bouldin Creek NPA
 Owner/Applicant: Margaret Quadlander
 Agent: PSW Homes, LLC (J. Ryan Diepenbrock)
 Request: GR-MU-CO-NP; SF-3-NP to SF-6-CO-NP
 Staff Rec.: **Not Recommended; Applicant has requested an Indefinite Postponement**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
- 10. Rezoning: C14-2012-0033 - 900 S. 1st Street (Part 2)**
 Location: 1000-1002 S. 2nd Street & 705 Christopher Street, East Bouldin Creek Watershed, Bouldin Creek NPA
 Owner/Applicant: Margaret Quadlander
 Agent: PSW Homes, LLC (J. Ryan Diepenbrock)
 Request: SF-3-NP to SF-6-CO-NP
 Staff Rec.: **Not Recommended; Applicant has requested an Indefinite Postponement**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

- 11. Plan Amendment: NPA-2012-0005.01 - La Estancia Del Rio**
 Location: 1700 ½ Frontier Valley Drive, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: Equity Secured Capital
 Agent: MWM Design Group (Frank Del Castillo, Jr.)
 Request: Commercial to Mixed Use
 Staff Rec.: **Recommended**
 Staff: Justin Golbabai, 974-6439, justin.golbabai@austintexas.gov;
 Planning and Development Review Department
- 12. Rezoning: C14-2012-0067 - La Estancia Del Rio**
 Location: 1700 ½ Frontier Valley Drive, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: Equity Secured Capital
 Agent: MWM Design Group (Frank Del Castillo, Jr.)
 Request: CS-NP to CS-MU-NP
 Staff Rec.: **Recommended for CS-MU-CO-NP**
 Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov;
 Planning and Development Review Department
- 13. Restrictive Covenant Amendment: C14-04-0181.SH(RCA) - Shire's Court**
 Location: 1910 ½ Wickshire Lane, Country Club East Watershed, East Riverside/Oltorf Combined NPA
 Owner/Applicant: Shire's Court G.P., Inc. (David Mahn) et. al.
 Agent: Myra Goepp
 Request: To amend the Restrictive Covenant and make Carlson Drive a private access roadway.
 Staff Rec.: **Recommendation Pending; Postponement request by the Staff to October 9, 2012**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
 Planning and Development Review Department

- 14. Rezoning: C14-2012-0018 - Ben White Commercial**
 Location: 4108 IH-35 South, Williamson Creek Watershed, South Congress Combined (East Congress) NPA
 Owner/Applicant: 4108 IH35, LLC (Lampros Moumouris)
 Agent: Brown McCarroll, L.L.P. (Nikelle S. Meade)
 Request: LI-PDA-NP to CS-MU-NP
 Staff Rec.: **Recommendation Pending**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
- 15. Rezoning: C814-2012-0071 - Broadstone at the Lake**
 Location: 201 S. 1st Street & 422 W. Riverside Drive, Lady Bird Lake Watershed, Bouldin Creek NPA
 Owner/Applicant: David J. Dunlap
 Agent: Bury & Partners, Inc. (Melissa Neslund)
 Request: LI-NP to PUD-NP
 Staff Rec.: **Recommendation of PUD-NP with conditions**
 Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department
- 16. Rezoning: C14-2012-0032 - Del Curto Homes**
 Location: 1814 Lightsey Road & 2905 Del Curto Road, West Bouldin Watershed, South Lamar NPA
 Owner/Applicant: PSW Lightsey, LP (Ryan Diepenbrock)
 Agent: PSW Homes, LLC (J. Ryan Diepenbrock)
 Request: SF-3 to SF-6-CO
 Staff Rec.: **Recommendation of SF-6-CO with conditions**
 Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department
- 17. Rezoning: C14-2012-0098 - Crestview Station Residential**
 Location: 950 Banyon Street, Waller Creek Watershed, Crestview NPA
 Owner/Applicant: Continental Homes of Texas, L.P. (Richard Maier)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: TOD-NP to TOD-NP to change a site development regulation.
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

- 18. Site Plan - Conditional Use Permit: SPC-2012-0190A - The Marchesa Hall & Theatre**
- Location: 6406 North IH-35 Service Road Southbound, Tannehill Branch Watershed, St. John/Coronado Hills Combined NPA
- Owner/Applicant: Joseph Akers/Lincoln Village
- Agent: Jackson Walker LLP (Katherine Loayza)
- Request: Approval of a conditional use permit for a cocktail lounge in CS-1-NP zoning.
- Staff Rec.: **Recommended**
- Staff: Christine Barton-Holmes, 974-2788, christine.barton-holmes@austintexas.gov; Planning and Development Review Department
-
- 19. Site Plan - Hill Country Roadway: SPC-2012-0008C - Encino Trace**
- Location: 5707 Southwest Parkway, Barton Creek Watershed-Barton Springs Zone, East Oak Hill NPA
- Owner/Applicant: Koontz McCombs
- Agent: Bury & Partners, Inc. (Dwayne Shoppa)
- Request: Request approval of a Hill Country Roadway site plan to construct two office buildings, a parking garage, and other associated improvements.
- Staff Rec.: **Recommended**
- Staff: Nikki Hoelter, 974-2863, Nikki.Hoelter@austintexas.gov; Planning and Development Review Department
-
- 20. Site Plan-Waivers Only: SP-2012-0102C - Sun Moon and Stars Addition**
- Location: 3810 S. 1st Street, West Bouldin Creek Watershed, Galindo NPA
- Owner/Applicant: Rahul Singh
- Agent: Advanced Consulting Engineers (Ash Tariq)
- Request: Waiver Requests: 1) Request a waiver to permit a building to encroach into the 25 foot compatibility setback {LDC Section 25-2-1063(B)(1)}; 2. Request a waiver to allow an intensive recreational use (playground) within 50 feet of a property in an SF-5 or more restrictive zoning district {LDC Section 25-2-1067(F)(1)}
- Staff Rec.: **Recommended**
- Staff: Nikki Hoelter, 974-2863, Nikki.Hoelter@austintexas.gov; Planning and Development Review Department

- 21. Resubdivision: C8-2012-0026.0A - Redeemer Presbyterian Subdivision**
 Location: 2111 Alexander Avenue, Boggy Creek Watershed, Rosewood NPA
 Owner/Applicant: Redeemer Presbyterian Church (Barry McBee)
 Agent: MWM Design Group (Frank Del Castillo, Jr.)
 Request: Approve the resubdivision of 9 lots, an alley and a portion of an outlot into 3 lots on 11.055 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov;
 Planning and Development Review Department
- 22. Resubdivision: C8-2012-0046.0A - Resubdivision of Lots 1 & 2, Mrs. Omer A. Copeland Subdivision**
 Location: 2010 Goodrich Avenue, West Bouldin Watershed, Zilker NPA
 Owner/Applicant: Timothy & Tina Weitz; and Eric & Janna Bear (Jeff Bridgewater)
 Agent: Hector Avila
 Request: Approve the resubdivision of 2 lots into 4 lots on 1.00 acre.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov;
 Planning and Development Review Department
- 23. Resubdivision: C8-2012-0081.0A - Resubdivision of Lot 6 and a Portion of Lot 7, Block 1, Crow's Subdivision of a Portion of Outlot 35, Division B**
 Location: 1910 E. 18th Street, Boggy Creek Watershed, Chestnut NPA
 Owner/Applicant: Armer & Smith Capital Group LLC (Kevin Smith)
 Agent: Hector Avila
 Request: Approval of the Resubdivision of Lot 6 and a Portion of Lot 7, Block 1, Crow's Subdivision of a Portion of Outlot 35, Division B composed of four lots on 0.307 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 974-3404, cesar.zavala@austintexas.gov;
 Planning and Development Review Department
- 24. Final Plat/ Amended Plat: C8-2012-0127.0A - Green Valley No. 1**
 Location: 1110 & 1106 Lott Avenue, Fort Branch Watershed, MLK-183 NPA
 Owner/Applicant: Lawrence Weinman & Rose Schneier (Sergey Karasel)
 Agent: Shaw Consultants (Shaw Hamilton)
 Request: Approval of Green Valley No. 1 composed of 2 lots on 1.71 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

25. Final Plat/Amended Plat: C8-2012-0132.0A - 11100 Alterra Parkway

Location: 11100 Alterra Parkway, Walnut Creek Watershed, Noth Burnet/Gateway NPA

Owner/Applicant: RREEF Domain LP (Chad Marsh)

Agent: Bury & Partners, Inc. (Donald Cecil)

Request: Approval of 11100 Alterra Parkway composed of 6 lots on 149.599 acres.

Staff Rec.: **Disapproval**

Staff: Planning and Development Review Department

26. Final Plat/Resubdivision: C8-2012-0136.0A - Crest Haven Addition Lot 23; Resubdivision

Location: 1912 E M Franklin Avenue, Tannehill Branch Watershed, East MLK NPA

Owner/Applicant: Urban Ventures (Ross Cole)

Agent: Hector Avila

Request: Approval of the Crest Haven Addition Lot 23; Resubdivision composed of 4 lots on 1.0 acres.

Staff Rec.: **Disapproval**

Staff: Planning and Development Review Department

D. NEW BUSINESS

E. SUBCOMMITTEE REPORTS

F. ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.